

August 5, 2021

**Via Email**

Camille Leung  
San Mateo County Planning & Building Department  
455 County Center  
Redwood City, CA 94063  
[cleung@smcgov.org](mailto:cleung@smcgov.org)

**Re: APN 048-076-140**  
Lot Merger Application

Dear Ms. Leung:

I represent Brad and Melanie Lucas, the record owners of APN 048-076-140 in Half Moon Bay. As you know, the Lucases have submitted a lot merger application to merge their two parcels, APN 048-076-120 and APN 048-076-140 (hereafter, "Lot 140," also referred to by its address, 0 Hermosa). In support of their application, they have provided, among other things, a Chain of Title Guarantee for Lot 140, another copy of which is attached here. Also attached is a copy of the Judgment After Trial entered by the San Mateo County Superior Court on August 4, 2008 in the Quiet Title action filed by the Lucases' predecessors in interest, Kevin and Lisa Ryan.

That Judgment, which declared the Ryans the fee owners of Lot 140, is final and binding, and applies equally to the Lucases who, as demonstrated by the Chain of Title Guarantee, succeeded to the Ryans' interest in 2020. The Lucases and their predecessors in interest, the Ryans and Erica Steiner, have been recognized by the County as the fee owners of Lot 140 since 2008. The Lucases and, to their knowledge, their predecessors, have therefore paid property taxes on that lot since 2008.

In your June 22, 2021 email to Mr. Lucas (also attached), you advised:

According to County Counsel, to confirm that the owner has established title to the abandoned portion of the ROW, we would need a judgment declaring that they filed an action for quiet title and it was adjudicated either by default (i.e., no interested party answered the lawsuit to dispute the claim of ownership) or a judgment after a trial. To Stuart (sic) to include this in with the Merger application. (Emphasis in original.)

Camille Leung  
August 5, 2021  
Page 2

According to the County's Planning Permit Application Form, proof of ownership of the Lucas properties to be merged may be shown by "Deed or Tax Bill." The Lucases have gone far beyond that requirement by providing their deed, the Chain of Title Guarantee, and the Judgment After Trial. To require them to obtain another court judgment confirming their ownership of Lot 140 appears to be an extreme and unwarranted burden.

I will greatly appreciate it if you will call me to discuss this matter or, alternatively, if you will provide the contact information for the member of the County Counsel's Office referenced in your email so that we can resolve this issue and move the Lucases' application forward.

Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gail Kavanagh", with a long horizontal stroke extending to the right.

Gail E. Kavanagh

Encls: Application  
Chain of Title Guarantee  
Judgment After Trial  
Grant Deeds

## Planning and Building Department

455 County Center, 2nd Floor • Redwood City CA 94063  
 Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849  
[www.co.sanmateo.ca.us/planning](http://www.co.sanmateo.ca.us/planning)

# Planning Permit Application Form

PLN: \_\_\_\_\_

BLD: \_\_\_\_\_

## Applicant/Owner Information

Applicant: Brad &amp; Melanie Lucas

Mailing Address: 681 Hermosa Ave  
Half Moon Bay

Zip: 94109

Phone, W: 415.377.147

H: 415.377.147

E-mail Address: lucasbrad@me.com

FAX: \_\_\_\_\_

Name of Owner (1): Brad Lucas

Mailing Address: 681 Hermosa Ave.  
Half Moon Bay, CA.

Zip: 94109

Phone, W: 415.377.147

H: 415.377.147

E-mail Address: lucasbrad@me.com

Name of Owner (2): Melanie Lucas

Mailing Address: 681 Hermosa Ave.  
Half Moon Bay, CA.

Zip: 94109

Phone, W: 415.203.288

H: 415.203.288

E-mail Address: kimdoja@gmail.com

## Project Information

Project Location (address):

681 Hermosa Ave, Half Moon Bay CA 9

Zoning: unincorporated

Assessor's Parcel Numbers: — —

048 — 076 — 160 — —

048 — 076 — 140

Parcel/lot size: 32670

SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

The project is merge LOT A 048 - 076 - 160 with LOT B 048 - 076 - 140

A = The the lot with residential house. LOTS 6, 7, PTNS OF LOTS 1, 2, 3 &amp; 5 BLK 5 SUB OF BLOCK 10 Mirimar

B = The adjacent lot that has served as the primary's lot's back and side yard since the house was built

0.256 AC MOL BEING ELY PTN HERMOSA AVE SHOWN ON SUB OF BLK 10 MI RAMAR TERRACE RSM 5/19

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

Lot A has a residential house, fenced in back yard and driveway. The property is landscaped with shrubs, roses.

LOT B is landscaped with redwoods, podacarpus, roses and has several eucalyptus trees. The property also has sprinklers, lighting and a stone staircase going from the lower portion of Lot A and extends up 50' to the upper portion of Lot B.

Describe Existing Structures and/or Development:

LOT A has a 3200 Sq Ft 4 bedroom, 2 car garage residential house with a fenced in yard, sprinklers, landscaping and stone staircase to Lot B.

Lot B is the side and backyard for Lot A

## Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature: \_\_\_\_\_

Owner's signature: \_\_\_\_\_

Applicant's signature: \_\_\_\_\_

[illegible]



CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

**North American Title Insurance Company**

Guarantee No.: 55913-20-00296

Amount of Liability: \$1,000.00

Date of Guarantee: April 10, 2020 at 07:00 AM

Fee: \$150.00

**SCHEDULE A**

1. Name of Assured: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996
2. The Land referred to in this Guarantee is described as follows:

PORTION OF HERMOSA AVENUE, AS SHOW ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATO COUNTY, STATE OF CALIFORNIA ON AUGUST 6, 1907, IN BOOK 5, OF MAPS, PAGE 19, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE, WITH THE EASTERLY LINE OF MIRAMAR DRIVE, AS SAID LINES ARE SHOWN THE ABOVE MENTIONED MAP, THENCE NORTH 24° 30' 00" WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 06' 51", AN ARC LENGTH OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTH LINE OF HERMOSA AVENUE; THENCE ALONG SAID NORTH LINE 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO THE POINT OF BEGINNING.

APN: 048-076-140 JPN: 048-007-075-02-01

3. This Guarantee does not cover:
  - a. Taxes, assessments, and matters related thereto.
  - b. Instruments, proceedings, or other matters which do not specifically describe said Land.

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

- a. Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship purportedly acquired an estate or interest in the Land pursuant to a Grant Deed
- b. Matters affecting the interest described in Paragraph 4a recorded subsequent to January 1, 2007 are shown in Schedule B

**SCHEDULE A**  
(Continued)

**North American Title Insurance Company**

Emilio Fernandez

*President*

By



CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

**North American Title Insurance Company**

Guarantee No.: 55913-20-00296

Amount of Liability: \$1,000.00

Date of Guarantee: April 10, 2020 at 07:00 AM

Fee: \$150.00

**SCHEDULE B**

1. Quitclaim Deed

Grantor: Lyle S. Church successor trustee of the Lyle and Patricia Church Family Trust dated October 19, 1999

Grantee: Kevin E. and Lisa S. Ryan, husband and wife as community property

Recorded June 06, 2007 as Instrument No. 2007-087100

2. A Document entitled "Judgment After Trial Superior Court of California County of San Mateo Case No. CIV464335 Kevin E. Ryan and Lisa S. Ryan, Plaintiffs, vs. Kymco, Inc.; and Does 1 Through 100, inclusive, Defendants" Confirming Title into Plaintiffs, Recorded September 5, 2008 as Document No. 2008-101538.

3. Grant Deed

Grantor: Kevin E. Ryan and Lisa S. Ryan, husband and wife as community property with right of survivorship

Grantee: Erica Steiner, Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996 and Sandra P. McIver, Trustee of The Sandra P. McIver Trust Agreement dated May 17, 1991, as tenants in common

Recorded April 29, 2015 as Instrument No. 2015-043005

4. Quitclaim Deed

Grantor: Sandra P. McIver, Trustee of the Sandra P. McIver Trust Agreement dated May 17, 1991

Grantee: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

Recorded June 12, 2015 as Instrument No. 2015-060811

5. Grant Deed

Grantor: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

Grantee: Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship

Recorded March 18, 2020 as Instrument No. 2020-024263

## **SCHEDULE B**

(Continued)

6. Correction Grant Deed

Grantor: Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

Grantee: Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship

Recorded June 11, 2020 as Instrument No. 2020-054201



CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

**North American Title Insurance Company**

Guarantee No.: 55913-20-00296

Amount of Liability: \$1,000.00

Date of Guarantee: April 10, 2020 at 07:00 AM

Fee: \$150.00

**EXHIBIT A**

The land referred to in this Policy is described as follows:

PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 6, 1907, IN BOOK 5, OF MAPS, PAGE 19, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE, WITH THE EASTERLY LINE OF MIRAMAR DRIVE, AS SAID LINES ARE SHOWN ON THE ABOVE MENTIONED MAP, THENCE NORTH 24° 30' 00" WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 06' 51", AN ARC LENGTH OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTH LINE OF HERMOSA AVENUE; THENCE ALONG SAID NORTH LINE 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO THE POINT OF BEGINNING.

APN: 048-076-140 JPN: 048-007-075-02-01

## The Doma Family of Companies

FACTS	WHAT DOES THE DOMA FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?		
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.		
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"><li>• Social Security number and income</li><li>• Transaction history and payment history</li><li>• Purchase history and account balances</li></ul>		
How?	All financial companies need to share customers’ personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers’ personal information, the reasons the Doma Family of Companies chooses to share, and whether you can limit this sharing.		
Reasons we can share your personal information		Does Doma share?	Can you limit this sharing?
<b>For our everyday business purposes</b> Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus		Yes	No
<b>For our marketing purposes</b> To offer our products and services to you		Yes	No
<b>For joint marketing with other financial companies</b>		No	We don’t share
<b>For our affiliates’ everyday business purposes</b> Information about your transactions and experiences		Yes	No
<b>For our affiliates’ everyday business purposes</b> Information about your creditworthiness		No	We don’t share
<b>For our affiliates to market to you</b>		No	We don’t share
<b>For nonaffiliates to market to you</b>		No	We don’t share
Questions?	Call 1 (650) 419-3827		

### Other important information

\*California Residents – Effective January 1, 2020, the California Consumer Privacy Act allows California residents, upon a verifiable consumer request, to request that a business that collects consumers' personal information give consumers access, in a portable and (if technically feasible) readily usable form, to the specific pieces and categories of personal information that the business has collected about the consumer, the categories of sources for that information, the business or commercial purposes for collecting the information, and the categories of third parties with which the information was shared. California residents also have the right to submit a request for deletion of information under certain circumstances. If a business does not produce the information or delete the consumer's personal information as requested, it must provide an explanation in terms of the exemptions and exceptions provided under the CCPA. To contact us with questions about our compliance with the CCPA, call 1 (650) 419-3827 or email [info@statestitle.com](mailto:info@statestitle.com).

Who we are	
<b>Who is providing this notice?</b>	The Doma Family of Companies (identified below), which offers title insurance and settlement services.
What we do	
<b>How does Doma protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secure files and buildings.
<b>How does Doma collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• Apply for insurance;</li> <li>• Apply for financing;</li> <li>• Give us your contact information</li> <li>• Provide your mortgage information</li> <li>• Show your government-issued ID</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
<b>Why can't I limit all sharing?</b>	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes – information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for nonaffiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing.</p>
<b>What happens when I limit sharing for an account I hold jointly with someone else?</b>	Your choices will apply to everyone on your account – unless you tell us otherwise.
Definitions	
<b>Affiliates</b>	Companies related by common ownership or control. They can be financial and nonfinancial companies.
<b>Nonaffiliates</b>	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• Nonaffiliates we share with can include collection agencies, IT service providers, companies that perform marketing services on our behalf, and consumer reporting agencies.</li> </ul>
<b>Joint marketing</b>	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• Doma doesn't jointly market.</li> </ul>

The Doma Family of Companies consists of the following entities:

Doma Holdings, Inc.

States Title, LLC

States Title Agency, Inc.

Spear Agency Acquisition Inc.

Title Agency Holdco, LLC.

States Settlement Services, Inc.

NASSA LLC

North American Title Insurance Company

North American Title Agency, Inc.

North American Title Company, Inc.

North American Title Company

North American Title Company, LLC

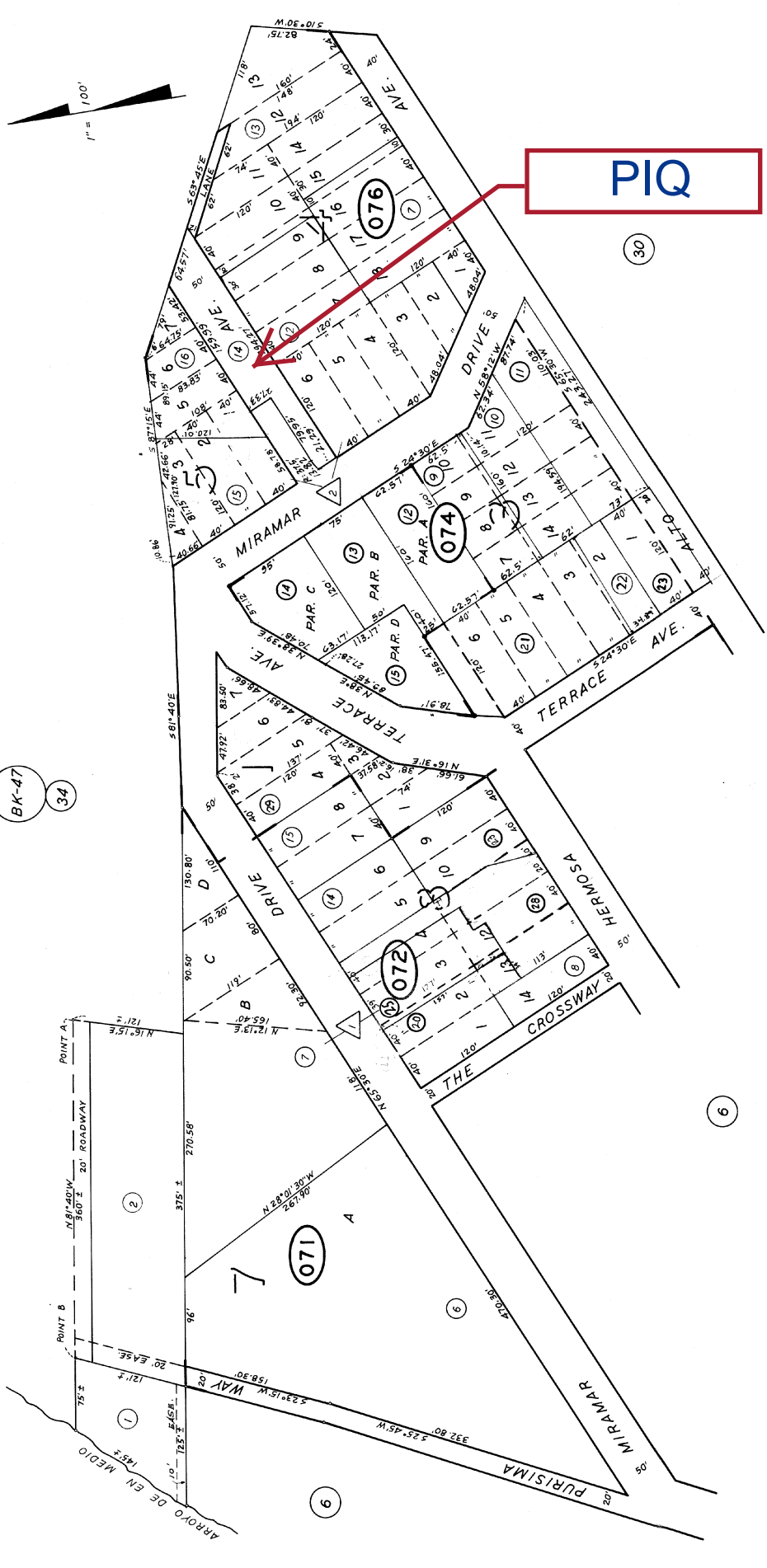
North American Asset Development, LLC

North American Services, LLC

North American Title, LLC

North American Title Company of Colorado

TAX CODE AREA - - - - -



PARCEL MAP VOL 68/97-98

MIRAMAR TERRACE RSM 4/12

SUB OF BLOCK 10 MIRAMAR TERRACE RSM 5/19

**RECORDING REQUESTED BY:**

Kevin E. and Lisa S. Ryan  
681 Hermosa Avenue  
Half Moon Bay, California 94019

**WHEN RECORDED MAIL TO:**

Kevin E. and Lisa S. Ryan  
681 Hermosa Avenue  
Half Moon Bay, California 94019

**2008-101538**

02:36pm 09/05/08 JU Fee: 21.00

Count of pages 5

Recorded in Official Records

County of San Mateo

Warren Slocum

Assessor-County Clerk-Recorder



57

**JUDGMENT AFTER TRIAL**

**Superior Court of California  
County of San Mateo**

**Case No. CIV464335**

**KEVIN E. RYAN and LISA S. RYAN,  
Plaintiffs,**

**vs.**

**KYMCO, INC.; and DOES 1 through 100, inclusive,  
Defendants.**

**FILED**  
**SAN MATEO COUNTY**

AUG 4 2008

*Ch. K. T. S. S.*

By \_\_\_\_\_  
DEPUTY CLERK

County of San Mateo

Case No. CIV464335

## JUDGMENT AFTER TRIAL

**VS.**

Complaint Filed: July 9, 2007  
Trial Date: August 4, 2008

**Defendants.**

Judgment is hereby entered that the Plaintiffs herein, Kevin E. Ryan and Lisa S. Ryan, are the owners of the title in fee simple to the real property that is the subject of this action.

This Court also finds that the Defendant herein, Kymco, Inc., owns no right, title, estate, interest, or lien, whatever, in said real property.

Date:

8-4-08

Judge on the Superior Court

Exhibit A

LEGAL DESCRIPTION

Portion of HERMOSA AVENUE, as shown on that certain map entitled "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE", filed in the office of the County Recorder of San Mateo County, State of California, on August 5, 1907 in Book 5 of Maps at page 19 being more particularly described as follows:

BEGINNING at the point of intersection of the Southerly line of Hermosa Avenue and the Easterly line of Miramar Drive as said lines are shown on the above mentioned Map;

THENCE North  $24^{\circ}30'00''$  West a distance of 21.29 feet to a point on a curve;

THENCE along a curve to the right having a radius of 37.50 feet, a delta of  $21^{\circ}06'51''$ , an arc length of 13.82 feet, and a chord which bears North  $57^{\circ}34'57''$  East having a chord distance of 13.74 feet to a point on a line;

THENCE North  $65^{\circ}52'02''$  East a distance of 79.95 feet;

THENCE North  $24^{\circ}45'14''$  West a distance of 27.33 feet to the Northerly line of Hermosa Avenue;

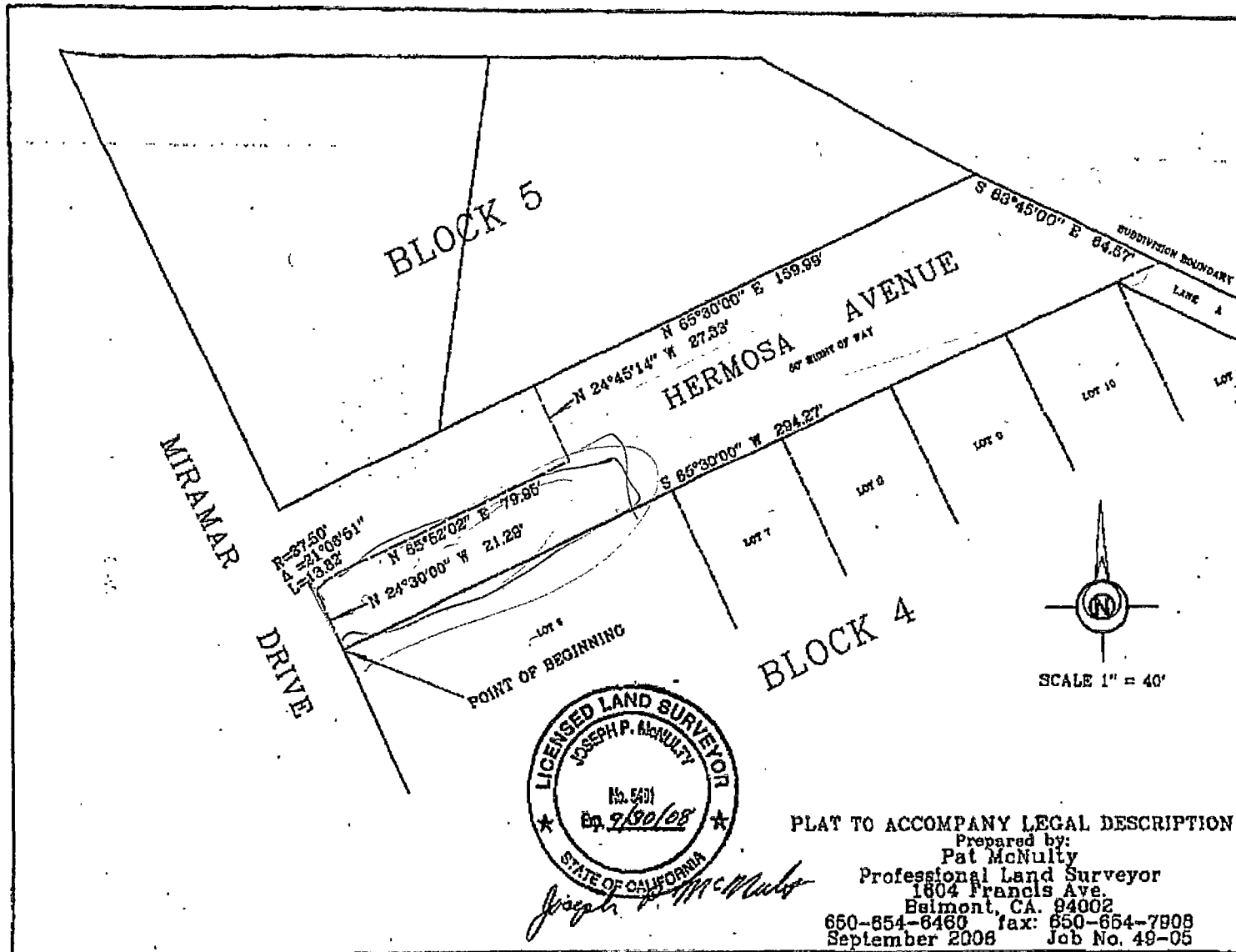
THENCE along said line North  $65^{\circ}30'00''$  East a distance of 159.99 feet to a point on the Subdivision Boundary;

THENCE along said Boundary Line South  $63^{\circ}45'00''$  East a distance of 64.57 feet to a point on the prolongation of the Southerly line of Hermosa Avenue;

THENCE along said line South  $65^{\circ}30'00''$  West a distance of 294.27 feet to the POINT OF BEGINNING, and containing 11,157.42 square feet or 0.2561 acre(s) of land, more or less.







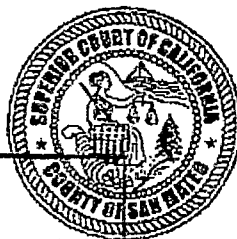
STATE OF CALIFORNIA } SS.  
COUNTY OF SAN MATEO }

I, John C. Wilson, the Clerk of the Superior Court of the above  
entitled County, do hereby certify that the foregoing is a full, true  
and correct copy of the original on file in my office, and that I have  
carefully compared same with the original.

Witness my hand and seal of said Superior Court

This 4th day of August 1908  
Clerk of the Superior Court of California, County of San Mateo

By K. K. K.  
Deputy Clerk



# EXHIBIT “F”

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Kevin and Lisa Ryan  
681 Hermosa Avenue  
Half Moon Bay, California 94019

MAIL TAX STATEMENTS TO:

Kevin and Lisa Ryan  
681 Hermosa Avenue  
Half Moon Bay, California 94019

2007-087100

04:26pm 06/06/07 DE Fee: 16.00

Count of pages 4

Recorded in Official Records

County of San Mateo

Warren Slocum

Assessor-County Clerk-Recorder



\* 2 0 0 7 0 0 8 7 1 0 0 4 R \*

[space above line for Recorder's use]

4

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR DECLARES:

DOCUMENTARY TRANSFER TAX \$0 Cy.  
\$0 Co.

- ☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR  
☐ COMPUTED ON FULL VALUE LESS LIENS REMAINING AT TIME OF SALE  
☐ CITY OF \_\_\_\_\_ ☒ UNINCORPORATED

APPLICABLE EXEMPTION: REV. & TAX. CODE SECTION 11930 (INTER VIVOS GIFT)

Lyle S. Church, successor trustee of the Lyle and Patricia Church Family Trust dated October 19, 1999, hereby remises, releases and quitclaims to Kevin E. and Lisa S. Ryan, husband and wife as community property, all right, title and interest in and to that certain real property situated in San Mateo County, State of California, more particularly described on the legal description and Plat attached hereto and made a part hereof.

Witness my hand this 21 day of FEB, 2007.

Lyle S. Church  
Lyle S. Church, successor trustee of the Lyle and Patricia Church Family Trust dated October 19, 1999

Lyle S. Church

MAIL TAX STATEMENTS AS DIRECTED ABOVE

### LEGAL DESCRIPTION

Portion of HERMOSA AVENUE, as shown on that certain map entitled "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE", filed in the office of the County Recorder of San Mateo County, State of California, on August 5, 1907 in Book 5 of Maps at page 19 being more particularly described as follows:

BEGINNING at the point of intersection of the Southerly line of Hermosa Avenue and the Easterly line of Miramar Drive as said lines are shown on the above mentioned Map;

THENCE North  $24^{\circ}30'00''$  West a distance of 21.29 feet to a point on a curve;

THENCE along a curve to the right having a radius of 37.50 feet, a delta of  $21^{\circ}06'51''$ , an arc length of 13.82 feet, and a chord which bears North  $57^{\circ}34'57''$  East having a chord distance of 13.74 feet to a point on a line;

THENCE North  $65^{\circ}52'02''$  East a distance of 79.95 feet;

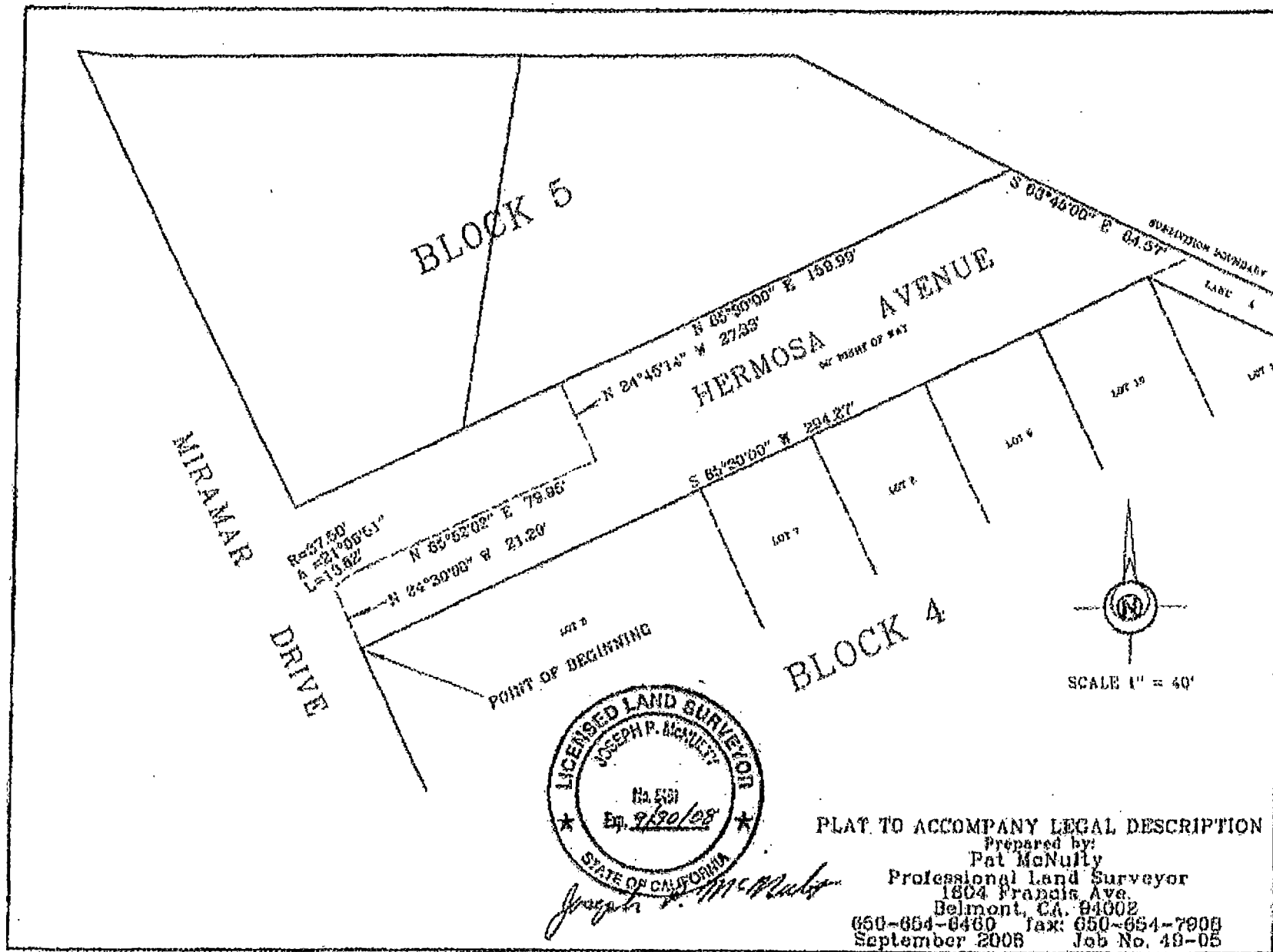
THENCE North  $24^{\circ}45'14''$  West a distance of 27.33 feet to the Northerly line of Hermosa Avenue;

THENCE along said line North  $65^{\circ}30'00''$  East a distance of 159.99 feet to a point on the Subdivision Boundary;

THENCE along said Boundary Line South  $63^{\circ}45'00''$  East a distance of 64.57 feet to a point on the prolongation of the Southerly line of Hermosa Avenue;

THENCE along said line South  $65^{\circ}30'00''$  West a distance of 294.27 feet to the POINT OF BEGINNING, and containing 11,157.42 square feet or 0.2561 acre(s) of land, more or less.





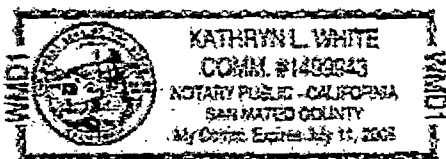
# NOTARY ACKNOWLEDGMENT

State of California  
County of SAN MATEO

On Feb. 22, 2007, before me, Kathryn L. White, Notary Public,  
personally appeared Lyle S. Church,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature] (Seal)





2015-043005

NORTH AMERICAN TITLE COMPANY  
 8:00 am 04/29/18 DE Fee: 21.00  
 Count of Pages 3 UN  
 Recorded in Official Records  
 County of San Mateo  
 Mark Church  
 Assessor-County Clerk-Recorder



Recording Requested By

North American Title Company, Inc.  
 File No. 55903-1343126-15

AND WHEN RECORDED MAIL TO:

Name: Erica Steiner, Trustee of the Erica B. Steiner

Street Address 582 Sierra Street 1320 19th Hole Ave  
 City & State Moss Beach, CA 94038 Ste 201  
 Windsor, CA 95492

SPACE ABOVE THIS LINE FOR RECORDER'S USE

3.

A.P. No. 048-076-140 048-076-160

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,721.50; CITY TRANSFER TAX \$NONE;

[ x ] computed on the consideration or full value of property conveyed, OR

[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

[ ☒ ] unincorporated area; [ ] City of Half Moon Bay, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kevin E. Ryan and Lisa S. Ryan, husband and wife as community property with right of survivorship**

hereby GRANTS to **Erica Steiner, Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996 and Sandra P. McIver, Trustee of The Sandra P. McIver Trust Agreement dated May 17, 1991, as tenants in common**

the following described property in the City of **Half Moon Bay**, County of **San Mateo**, State of **California**:

**PARCEL ONE:**

**ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65° 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 65° 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62° 09' 28" WEST 78.56 FEET (NORTH 63° 45' WEST 79.00 FEET PER MAP) TO AN ANGLE POINT IN THE BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 89.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 8° 52' 32" WEST 120.01 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.**

**PARCEL TWO:**


**PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Mail Tax Statements To: SAME AS ABOVE

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE AND THE EASTERLY LINE OF MIRAMAR DRIVE AS SAID LINES ARE SHOWN ON THE ABOVE MENTIONED MAP; THENCE NORTH 24° 30' 00" WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 08' 51", AN ARC LENGTH OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO POINT OF BEGINNING.

Dated: 04/22/2015

  
Kevin E. Ryan

  
Lisa S. Ryan

Recording Requested By And  
When Recorded Mail To:

Mary Catherine Doherty, Esq.  
A Professional Corporation  
320 College Avenue, Ste. 220  
Santa Rosa, CA 95401

A. P. No. 048-076-140 &  
048-076-160

**2015-060811**

10:33 am 06/12/15 DE Fee: 24.00

Count of Pages 4

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



\* R 0 0 0 2 0 4 0 7 5 2 \*

## QUITCLAIM DEED

The Undersigned Grantor declares that the Documentary Transfer Tax is: \$0.00 (No Consideration) - This conveyance is a bona fide gift and the Grantor received nothing in return - R & T §11911.

Sandra P. McIver, Trustee of the Sandra P. McIver Trust Agreement dated May 17, 1991,

does hereby remise, release, and forever quitclaim to

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996,

her entire interest in and to the real property located at 681 Hermosa Avenue, in the City of Half Moon Bay, County of San Mateo, State of California, described as follows: See Exhibit "A" attached hereto and incorporated herein by this reference.

Dated: June 8, 2015

Sandra P. McIver  
SANDRA P. McIVER, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

) ss.

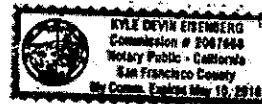
COUNTY OF MAEIN )

On 06/08/2015, 2015, before me, KYLE DEVIN EISENBERG, Notary Public, personally appeared SANDRA P. McIVER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kyle Devin Eisenberg  
Signature of Notary)



MAIL TAX STATEMENTS TO:

Tad Sanders, 1360 19<sup>th</sup> Hole Drive, Ste. 201, Windsor, CA 95492

**EXHIBIT "A"****PARCEL ONE:**

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65° 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 65° 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62° 09' 28" WEST 78.56 FEET (NORTH 63° 45' WEST 79.00 FEET PER MAP) TO AN ANGLE POINT IN THE BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 89.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 8° 52' 32" WEST 120.1 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

**PARCEL TWO:**

PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE AND THE EASTERLY LINE OF MIRAMAR DRIVE AS SAID LINES ARE SHOWN ON THE ABOVE MENTIONED MAP; THENCE, NORTH 24° 30' 00" WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 08' 51", AN ARC LENGTH OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF

79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO POINT OF BEGINNING.

APN: 048-076-140  
048-076-160

RECORDING REQUESTED BY  
**North American Title**  
 AND WHEN RECORDED MAIL DOCUMENT TO:

NAME **Brad J. Lucas**  
**Melanie Lucas**  
 STREET ADDRESS **P.O. Box 370036**  
 CITY, STATE & ZIP CODE **Montara, CA 94037**

**2020-024263**

8:49 am 03/18/20 DE Fee: 23.00  
 Count of Pages 4 UN  
 Recorded in Official Records  
 County of San Mateo  
 Mark Church  
 Assessor-County Clerk-Recorder



APN: 048-076-140  
 NATCO  
 55913-20-00164

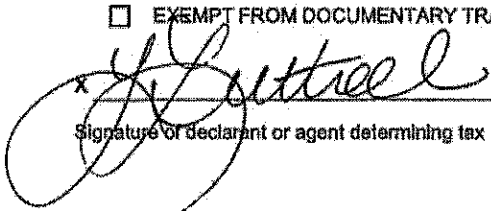
SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT DEED**

Title of Document

DOCUMENTARY TRANSFER TAX \$ 55.00

- ☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
- ☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING AT TIME OF SALE
- ☐ EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO:

  
 Signature of Declarant or agent determining tax

Pursuant to Senate Bill 2 - Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☒ Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

**MAIL TAX STATEMENTS TO THE RETURN ADDRESS NOTED ABOVE**

**THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**  
**(\$3.00 Additional Recording Fee Applies)**

RECORDING REQUESTED BY  
North American Title Company, Inc.

AND WHEN RECORDED MAIL TO:  
Brad J. Lucas and Melanie Lucas  
P.O. Box 370036  
Montara, CA 94037

Space Above This Line for Recorder's Use Only

File No.: 55913-20-00164

A.P.N.: 048-076-140 and JPN: 048-007-075-02-01

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX: \$55.00; CITY TRANSFER TAX: \$N/A; SURVEY MONUMENT FEE N/A

- ☒ computed on the consideration or full value of property conveyed, OR  
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
☒ unincorporated area; ☐ City of \_\_\_\_\_, and  
☒ EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Erica B. Steiner (aka Erica Steiner),  
Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996 C

hereby GRANTS ☒ Brad J. Lucas and Melanie Lucas, husband and wife as community property with right of survivorship ☒

the following described property In the unincorporated area of the County of San Mateo, State of California:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

Dated: March 13, 2020

Erica B. Steiner (aka Erica Steiner), Trustee of the Erica B. Steiner Trust Agreement dated January 26, 1996

BY: Erica B. Steiner  
Erica B. Steiner  
Trustee

Mail Tax Statements To: SAME AS ABOVE



## EXHIBIT A

A.P.N.: 048-076-140 and JPN: 048-007-075-02-01

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65° 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY TINE, NORTH 65° 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62° 09' 28" WEST 78.66 FEET (NORTH 63° 45' WEST 79.00 FEET PER MAP) TO AN ANGLE POINT IN THE BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 88.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 87° 52' 32" WEST 120.01 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.